

MINUTES OF THE MEETING

20 July 2000

Projects Reviewed

Cedar River Watershed
Sand Point/ Magnuson Park
Community Kiosk Demonstration Project
Broadmoor Golf Club
Light Rail Review Panel

Convened: 8:30am

Adjourned: 3:45pm

Commissioners Present

Moe Batra
Ralph Cipriani
Gail Dubrow
Jeff Girvin
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Sally MacGregor

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20 July 2000 Project: **Cedar River Watershed, Habitat Conservation**

Phase: Briefing

Presenters: Linda DeBoldt, Seattle Public Utilities (SPU)

Attendees: Philip F. Grega

Time: 1 hour (SDC Ref. # 169 | DC00170)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Design Commission appreciates the thorough and articulate supporting documents, assisting in the understanding of the project;**
- **commends the active involvement of many participants in the Habitat Conservation Project; and**
- **welcomes the opportunity to work with Seattle Public Utilities as the program moves forward on any design issues regarding Capital Improvement Projects (CIP) that are educational, innovative, or otherwise encourage public visitation.**

The Habitat Conservation Plan (HCP) of the Cedar River Watershed is a program that encompasses the Landsburg Drainage Basin and the Cedar River Municipal Watershed, southeast of Seattle. The steps taken in this project will allow the City to carry out its land and water management activities while meeting federal Endangered Species Act requirements. The City is implementing this project with recognition that the land management activities impact the fish and their habitat. The project incorporates ten years of scientific research and commits \$90 million of City funding over 50 years. The project is supported by contractual agreements the City has made with other institutions, and while the City funds these programs, in return, the City receives an Incidental Take Permit from federal agencies as well as other commitments from the signatory agencies. There are various committees, working together through a matrix of management, to direct and advise the implementation of the HCP.

There are various program elements to promote the goals of the HCP. The Mayor has established this area as an ecological reserve, so there will be no commercial logging in the Watershed. To improve conditions of the habitat and environment for salmon and many other species of wildlife, there will be watershed road decommissioning and road improvements to lessen the sediment runoff, restoration in the streams, riparian areas, and upland forest, and a new in-stream flow management regime which includes research and monitoring. Also, there will be anadromous fish (those that migrate to the ocean and return to the river to spawn) mitigation through research and monitoring, fish ladders at the Landsburg Dam, and a new Sockeye Hatchery. Also, at the Ballard Locks, there will be freshwater conservation studies, juvenile fish slides, and experimental strobe lights.

Currently, the HCP is focused on a few primary areas of implementation. The new in-stream flow management regime and protocols as well as land management prescriptions are now in effect, several oversight committees have been formed and the team is initiating many Capital Improvement Projects, some of which require consultant selection. Additionally, Seattle Public Utilities is working to initiate many of the research and monitoring programs that are included in the HCP.

Key Commissioner Comments and Concerns

- Realizing that two-thirds of the City's water comes from Cedar River, would like to know if there are filtration mechanisms to protect the water quality, under the consideration that the habitation

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protection will promote a higher population of fish, and the level of bacteria will increase, due to a higher level of decomposing fish.

- Proponent stated that part of the funds would be used for additional water quality monitoring to ensure that upstream migration of salmon poses no threat to drinking water quality. There are plans for a Cedar River treatment facility, which would treat the water to a higher level, using the process of ozonation.
- Would like to know if the City offers educational tours of the site.
 - Proponent stated that there are tours of the Watershed given to the public (many school groups), plus there is a new Cedar River Education Center being constructed close to Rattlesnake Lake.
- Would like to know what Capital Improvement Projects (CIP) the Design Commission would review.
 - Proponent stated that although many of the projects implemented under the HCP are not actual buildings and there are not many opportunities for public enhancement, there are some mitigation facilities, such as a sockeye hatchery and a fish ladder, that might benefit from a Seattle Design Commission review should these facilities have a public visitation element to them.
- Feels that these projects should be conceived with an opportunity for educational, public access.
 - Proponent stated that the SPU is considering this as an option, but also needs to take into account several project aspects such as security, design and operational needs of the facilities to meet the mandated mitigation goals, etc. in analyzing the prospect of public access.
- Would like the proponent to explain the contentious issues.
 - Proponent stated that the Muckleshoot tribe has sued the City of Seattle, the State of Washington, and the Department of Ecology (DOE), over a provision in the in-stream flow agreement (this provision relates to DOE's authority to make certain commitments within the agreement). The Muckleshoot tribe was not a signatory to the agreement, and claims that the allocation of water for fish in the river is not sufficient. The proponents continue to work with the tribe in the implementation of the HCP, as there are Muckleshoot tribe members on the team's oversight committees.
 - Proponent further stated that there is a difference of opinion of between some fisheries biologists concerning the validity of doing artificial propagation. In opposition to this opinion, some biologists feel that it is necessary to halt the decline of the salmon population.
 - Proponent further stated that because of cost caps that are built into the agreements, the City is obligated to spend the allocated budget within the agreements. If there are savings within certain areas of the project, the money must be spent on other components of the Habitat Conservation Plan. By committing to fund this fifty-year program at the "cost capped" level, the City received assurances from various agencies.

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20 July 2000 Project: **Sand Point Community Garden**

Phase: Briefing

Presenters: John Barker, Barker Landscape Architects
 Peter Boveng, Magnuson Community Garden Coalition
 C. David Hughbanks, Department of Parks and Recreation (DOPAR)

Attendees: Susan Burgess, Consultant
 Wendy Ceccherelli, Sand Point/ Magnuson Park, DOPAR
 Eric Friedli, Sand Point/ Magnuson Park, DOPAR
 Philip Grega, Sand Point Citizen
 Diane Hilmo, Sand Point/ Magnuson Park, DOPAR
 Rich Macdonald, P-Patch Program, Department of Neighborhoods (DON)
 Wendy McClure, P-Patch Program, DON
 Nazila Meratti, Magnuson Community Garden Coalition

Time: .75 hour (SDC Ref. # 169 | DC00036)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Design Commission is encouraged by the enthusiasm and support of the community for this project;**
- **acknowledges the unique scale and complex program of the project, and the coordination required to execute the design;**
- **encourages the team to set a standard by creating design guidelines for this and future P-Patch projects;**
- **would like the team to develop art as a part of the design guidelines;**
- **encourages the team to design connections to other components of the park to fully integrate it into the context; and**
- **would like the team to explore the possibility of better outreach and “retailing” of the P-Patch, to give the program more exposure.**

The Sand Point Community Garden is a three and a half acres garden that will be adjacent to the Community Center. This site within the Sand Point/ Magnuson Park provides an opportunity for diversity by developing the site with multiple uses beyond the institution of the Sand Point P-Patch. The effort for this project began in 1998, and a Department of Neighborhoods Matching Fund grant has allowed early design work and community involvement in the development of this project. There have been three public meetings, eight to ten community workshops to choose three possible plans, and continual support from the Steering Committee. The team has outlined the primary goals for this project; healthy food for the community and the creation and definition of an urban ecology through environmental stewardship.

The team is integrating the design within the existing features of the site, including the landscaping, the grade difference of eight feet over the length of the site, low walls, and drainage. This project is composed of many areas, each providing a unique experience. There is a crescent-shaped stepped amphitheater (using recycled building materials) ringing the Community Center, which can be used for performances and other types of gatherings. Other primary points of interest within the park will include a tranquility garden, a children’s labyrinth, and the P-Patch. Within the P-Patch, there will be a hillock, a focal gathering node, and although the exact piece has not yet been determined, the top of this hill will be

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marked with some sculpture or fire pit. Additionally, this public park will have many interactive portions for community activity and involvement. A variety of gardening programmatic elements will be linked, including storm-water collection, a bio-filtration system, an active educational composting center, a greenhouse, and drainage to a pond. The main areas and smaller gardens of the park will be linked through paths, while the perimeter edge, bounded by poplars, will have a variety of service entries.

Nearing completion of the design phase, the team is hoping to focus on the funding of the project through Neighborhood Matching Funds, the Pro-Parks levy, and private sources. Planning to develop this project in phases, the team hopes to have the project under construction before the existing P-Patch is closed.

Key Commissioner Comments and Concerns

- Would like to know if the design team has considered the details of the components of this project, and if these details will be consistent throughout the park.
 - Proponents stated that the design implements recycled materials from existing buildings on the site. Further stated that other materials would include bamboo and other types of wood, rather than plastic or artificial materials.
- Would like to know how the P-Patch and other gardens will be watered.
 - Proponents stated that there would be underground watering lines, with thirty hose bibs.
- Would like to know if there will be lighting within the park.
 - Proponents stated that there is no lighting in the design, but will consider the viable option, especially near the building and other areas that might have programmed activities at night.
- Would like to know if there are restrooms.
 - Proponents stated that restrooms do need to be programmed within the project, especially in a location near the play area.
- Is concerned that the design does not take into account the relationships outside the area and the P-Patch, especially the parking and Magnuson Park components. Feels that the trees at the perimeter should not be replaced, and the edge should be opened up to provide views.
- Would like to reinforce the importance of the comprehensive scope of the project. Recognizes the need to take an incremental approach, but feels that the overall project should be defined through design guidelines. Believes that this project could become a precedent and resource for other parks.
- Would like to know why the amphitheater faces the building, rather than facing the view of the water to the east.
 - Proponents stated that the direction of the amphitheater is determined by acoustics and prevailing winds.
- Would like to know if there will be specially programmed gardening, and if the site will be designed to address the needs of the disabled and the disadvantaged.
 - Proponents stated that there would be a tranquil garden, designed as a therapeutic area with physical elements and textures at different heights; the full site would be ADA accessible. Further stated that the P-Patch gardens would also have plots for residents of the transitional housing. Also stated that some of the garden products will be distributed to food banks through the "Lettuce Link" program.

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- Feels that the element at the fire pit on the top of the hill should be a vertical element, and the team should consider incorporating an artist to design that piece.
- Would like to know if there is a party responsible for the maintenance of the park.
 - Proponents stated that this important concern would be a collaborative effort, through a special advisory board and the participation of the Parks Department and the DON P-Patch. The proponents area also concerned about the care of the native plants and the functional areas used as educational tools.

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20 July 2000 Project: **Sand Point/ Magnuson Park**

Phase: Briefing

Previous Review: 17 February 2000 (Briefing), 09 September 1999 (Briefing), 06 May 1999 (Master Plan Briefing), 05 November 1998 (Sand Point Re-Use Plan Briefing)

Presenter: Wendy Ceccherelli, Department of Parks and Recreation (DOPAR)
Diane Hilmo, Sand Point/ Magnuson Park, DOPAR
C. David Hughbanks, DOPAR

Time: 1.25 hour (SDC Ref. # 169 | DC00036)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **Recognizing the dynamics and politics of the site, the Design Commission appreciates the clear explanation of this complex project;**
- **would like to offer continuing assistance from the Design Commission on design issues and project implementation;**
- **supports the role of the City staff as a neutral player and facilitator;**
- **suggests the team clarify the scope of the project and project principles in periodic updates to the existing design guidelines;**
- **feels that the dynamics of the project also calls for attention to the interstitial spaces of the park, not solely the designed projects; and**
- **feels that there needs to be good overall project management, in order maintain a design vocabulary and relationship between adjacencies.**

Magnuson Park, a 360 acres park, is a large project partially utilizing existing buildings to create a campus of multiple uses. This complexity in plan and program requires continual changes to address the needs of the community and the groups establishing their presence in the park. The part of Magnuson programmed to continue as a park will contain a community garden, an “off-leash” dog area, athletic fields, and wetlands. Currently, there are twelve projects underway and plans for a theater, an exercise facility, a recreation center, artist studios, and the largest community center in any park in the city.

To equip the site for these uses, some site manipulations have been made. The utility projects, the roads and street improvements, are complete. There are also plans to change the elevation of the wetlands and improve the drainage in the area containing the parks. National Oceanic and Atmospheric Administration (NOAA) would be involved in the restoration of the wetlands by removing the plants, redistributing the soil, and replanting after three years. The team is also working with Seattle Transportation (SEATLAN) to develop Sand Point Way and the new entrances to the complex.

Several buildings are in the early design phase:

- *North Shore Recreation Area: This area, partially funded by 1.1 million dollars in Shoreline Parks Improvement Funds (SPIF), will be a center for small, **non-motorized** boats. Parts of the shore and landscape will be restored, while two new floating docks with ramps will be built. The team has also proposed a connection to the Burke-Gilman trail to create a welcoming public access.*
- *Community Center: The architect has been chosen for this 3.1 million project, which will be located in Building 47. Extensive seismic upgrades will be made, and other life-safety issues will be addressed. A theater, swimming pool, and several*

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fitness areas are programmed in this project.

- *Activity Center: The team has asked for \$600,000 from the Pro-Parks Levy for certain proposed amenities in Building 406. The existing building consists of concrete floors and walls, and small slit windows which would be opened up.*
- *Off-Leash Area: The “off-leash” area for Magnuson Park will be relocated. The team has filed a State Environmental Policy Act (SEPA), and the City has issued a Certificate of Non-Significance.*
- *Artist Studios: A design charette has been conducted with SPACE, an artist group that may manage the studios, for this 14,000 square feet space in Building 18. This building would primarily accommodate 2-D artists. The team is working with the Department of Design Construction and Land Use to move the project through the Master Use Project (MUP) process. The team is also considering Buildings 67 and 12 as prospective buildings to adapt for use by 3-D artists.*
- *Trail System: A trail system, with tree plantings and a **graveled accessible pathway**, would help to integrate the places within the site.*

Key Commissioner Comments and Concerns

- Would like to know if there are any plans for commercial enterprises within Magnuson Park, perhaps as an opportunity to provide a “scholarship” opportunity for the residents.
 - Proponents stated that there **could** be an espresso stand in Building 41, a former gas station, which is a visibly accessible location. Further stated that some buildings in north Magnuson Park could possibly house a FareStart operation. Agreed that the integration of the campus within the larger community is important.
- Would like to know if there are future steps from which the team could benefit from the Commission’s input.
 - Proponents stated that they would like continuous involvement from the Commission on the Selection Panel for the various projects. Further stated that they would appreciate input on the vegetation plan. The proponents also request the facilitation of a dialog with SEATRAN about the improvements for Sand Point Highway, and the fencing of the sidewalk.
- Would like to know why the wetlands are not a priority, despite the fact that the Design Commission has supported work on this project in the past.
 - Proponents stated that they are evaluating the role of the wetlands in relation to the larger region’s eco-system. Further they stated that the team welcomes assistance in defining the goals of an “urban wetland.”
- Would like to know if collaboration with NOAA is realistic, and if the parking would be available to the public.
 - Proponents stated that each group shares similar goals. . Additionally, there are multiple park users who are NOAA employees. Further stated that there is a desire to redesign the roadway and the shoreline access point.
- Would like to know if there is any possibility that the fences around the transitional housing could be

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removed.

- Proponents stated that although the pioneers of Magnuson Park feel that the fence provides security, there is an intention, later, to break some holes in the fence, and promote integration.
- Would like the team to develop an implementation strategy.
 - Proponents stated that the politics of creating a matrix of players is a very political process.
- Would like to know how the team plans to keep the projects in accordance with the comprehensive plan while developing it in an incremental approach. Feels that the proponents should consider a document of design guidelines with a description of the language of the park to unite the components of Sand Point/ Magnuson Park. Also feels that the proponents should develop guidelines to promote strong connections between the individual projects on the site.
 - Proponents stated that the staff should provide some consistency in the development of the projects; they **do not** plan to re-establish the advisory board, **but are using advisory groups to analyze upcoming projects**. Further stated that they agree with the need to develop a document of guidelines.

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Commission Business

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| ACTION ITEMS | A. | Timesheets |
| | B. | Minutes from 06 July 2000 |
| ANNOUNCEMENTS | C. | Creating a Center City Urban Design Strategy: Step 4 |
| | D. | Other |
| DISCUSSION ITEMS | E. | DC Recruitment/ Cubell |
| | F. | DC Code Revisions/ Rahaim |
| | G. | Holly Park Phase III/ Gassman |

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20 July 2000 Project: **Community Kiosk Demonstration Project**

Phase: Briefing

Presenters: Sheila Capestany, Legislative Department
Shireen Deboo, Department of Neighborhoods (DON)
Phil Klinkon, Hewitt Architects

Attendees: Eleanore Baxendale, Law Department
Lyle Bicknell, CityDesign
Leslie Gamel, Hewitt Architects
George Gibbs, Hewitt Architects
Lisa Herbold, Legislative Department
Kristian Kofoed, Department of Design Construction and Land Use (DCLU)
Mike Morris-Lent, Seattle Transportation (SEATRAN)
John Zavis, SEATRAN

Time: 1 hour (SDC Ref. # 220 | DC00129)

Action: The Commission appreciates the tenacity and patience of the team and makes the following comments and recommendations:

- The Design Commission encourages the team to establish guidelines for ease in execution of each kiosk, including guidelines for siting and artwork to promote the possibility of Programmatic SEPA Approval;
- encourages the team to define the design criteria of the kiosks for other administrative bodies such as SEATRAN and DCLU to better convey the parameters of the kiosk project;
- appreciates the design of the kiosk as a modular kit of parts;
- would like the team to conduct the demonstration project and receive feedback prior to any effort to permanently amend the Zoning Code; and
- would like the team to bring some playfulness and humor back to the design of the demonstration kiosk options, along with an inspiring, colorful brochure for the neighborhoods to implement their own kiosks.

The Community Kiosk Task Force defines a kiosk as “*a site for public information posting, sponsored by the city and community partners, and maintained by a specified steward.*” This project has been under development for over two years and some of the primary parameters of the project are the legal and permitting requirements for this structure. As the team explains, the kiosk is an off-premise sign; therefore, to put the kiosks in place, the sign ordinance must be changed to allow this. There are also requirements to follow to ensure the kiosk will not be a danger to drivers and their views. Another parameter the team has addressed includes the location of the kiosk, whether it is the determination of the location on the sidewalk, or the location of the kiosk within the neighborhood as required through zoning. Placing a kiosk in a residential area, might require a zoning change, a representative from DCLU stated. Following SEATRAN’S requirement, the proponents would sign a Stewardship Agreement to obtain a kiosk permit. The team is also facing time constraints and would like to have the demonstration project built this fall; because Seattle City Light is sponsoring the fabrication, the kiosk needs to be made in August, October, or November.

Through many meetings with City Council, the design team, and the community, the team explains that

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this kiosk program would create a “City-Sponsored” design that the neighborhoods could, but would not be required to, use these standard design options. Through this procedure, the process of establishing a kiosk program would not be a burden of the neighborhoods. Additionally, neighborhoods should be granted equal resources to build their own kiosks. To apply for pre-paid demonstration kiosk, the neighborhoods must participate in a lottery, coordinated by the Department of Neighborhoods. The Community Kiosk Task Force recognizes that there the kiosks must be well managed and maintained, in terms of the guidelines for postings, and controlled access to the signs.

The kiosk prototype would become a demonstration model through which the team could receive comments from the public. The design team has studied kiosk precedents in many other cities, and believes that the kiosk should become part of a common streetscape furniture language. The design for the kiosk prototype has developed as an adaptable kit of parts. To remain this kit of parts, the materials and assembly would remain simple; the design team has chosen steel, fencing equipment (posts), and plywood for stapling and tacking, as some of the materials. The board would be approximately three feet by seven feet, and would not be painted, nor shiny, so as not to distract drivers’ attention. The kiosk, as it meets the sidewalk, would sit in supports attached to the sidewalk. The kiosk would have a neighborhood signage panel at the top. The modifications of the design would be based on the location of the kiosk within the streetscape, and the individual character of the neighborhood in which the kiosk would be located. The team also believes that there could be some permanent displays incorporated into the kiosks, addressing the neighborhood’s history and landmarks.

Key Commissioner Comments and Concerns

- Would like to know if the kiosk design would be related to the signs of the downtown Wayfinding Project.
 - Proponents stated that no, the designs would not directly be linked, but the team has engaged in minor coordination. However, the proponents have made a conscious design decision to keep the kiosks separate and more simple. Further stated that in the downtown areas containing Wayfinding signs, the design of the kiosk would be developed to be complementary.
- Would like to know if the simple design, the posters stapled to the board, with no lighting or protection against rain, is sufficient.
 - Proponents stated that it would be sufficient, and there is an example of this simplicity represented on Broadway.
- Would like to know if and how the posters would be restricted, and if that would violate the right to free speech.
 - Proponents stated that there would be a steward to be responsible for the parameters of the signs, as SEATRAN requires, the posters would be dated, and the kiosks would be cleaned weekly.
- Would like to know the location of the kiosks on the sidewalk.
 - Proponents stated that the team is leaving the exact location of the kiosks up to the neighborhoods. Further stated that the team is considering a map to give to the neighborhoods, which would outline locations that would meet the requirements of SEATRAN and DCLU.
- Suggests that the team consider creating a design guideline handbook for the neighborhoods.

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- Proponents stated that this information could be reduced to a single sheet, including information and comments received from the Demonstration Project, and detailed instruction for kiosk implementation.
- Would like to know if there is a possibility of the City granting a programmatic permit for the kiosks.
 - Proponents stated that this option is not possible, and each kiosk location and scenario would be different, requiring different permit requirements for each kiosk.
- Feels that the design has been simplified and would like the design team to propose a variety of design options, perhaps employing the work of artists, to enliven and illustrate the possibilities for the kiosks.
- Feels that the demonstration project should be in place before ordinances are changed. The implications of the discussion of the kiosk project falling within the scope of the poster ban and sign ordinances center upon speculation.
- Would like the team to consider the kiosk as an opportunity to serve multiple uses, and suggests that there could be incentives for the kiosk project if it could also possibly become a transportation information center.
- Suggests that the team provide guidance and criteria for City staff to administer permits.
 - Proponents stated that they are asking SEATRAN for Director's Rule.
- Would like to know if the kiosk project could get State Environmental Policy Act (SEPA) Programmatic Approval if the team developed the siting guidelines.
 - Proponents stated that might be possible, and it would be a good idea to investigate that possibility.

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20 July 2000 Project: **Broadmoor Golf Club**

Phase: Street Vacation

Presenter: Melody McCutcheon, Hillis Clark Martin and Peterson

Attendees: Beverly Barnett, Seattle Transportation (SEATRAN)

Michael Brown, Legislative Department

Vera Chan-Pool, Madison Park Times

Jerry Hilperts, Broadmoor Golf Club

Marilyn Senour, SEATRAN

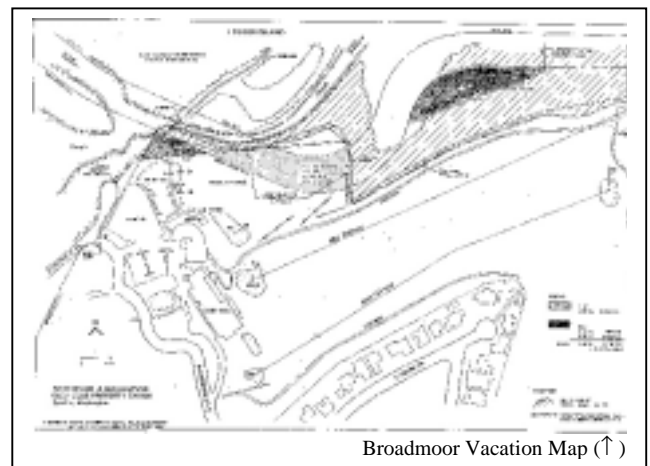
John Zavis, SEATRAN

Time: 1 hour (SDC Ref. # 170 | DC00171)

Action: The Commission appreciates the presentation and makes the following comments and recommendations:

- The Design Commission would like to see the project again with a proponent present from the Department of Parks and Recreation (DOPAR) before making a decision; clarification on the City's interest is needed.
- The Commission is concerned about the equity in land swap and the clarity of the public benefits achieved through this proposed vacation;
- would like to better understand what land will still be controlled by the proponents through the land use agreement with University of Washington; and
- would like the proponents to explain their plans to maintain and conserve the adjacent environmentally sensitive areas.

Broadmoor Golf Club has requested a street vacation for a 1.09 acres portion of Lakeside Boulevard East, which is adjacent to the Broadmoor property to the south. University of Washington property is to the north of the Lakeside Boulevard East. The purpose of this street vacation is to "correct" a conflict between land use and land ownership. The golf club would like to construct a new fence enclosing the driving range, which currently occupies land owned by the City of Seattle, designated as Lakeside Boulevard East. In return, Broadmoor Golf Club would give an equal 1.09 acres of land to the City; a pedestrian trail to Foster Island currently occupies portions of this land. Another portion of the exchanged land is part of the Wetland of Exceptional Value, which would become a publicly owned resource. The new fence, with sixty feet tall steel poles supporting black netting would be below the tree line. Broadmoor Golf Club, through an agreement with the University of Washington, would also retain rights of the northern portion of the street vacation.



Key Commissioner Comments and Concerns

- Would like to know the implications for the City of the street vacation, and what future negotiations

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would be required if the city wants to develop, or use this land more fully in the future.

- Would like to know the status of Lakeside Boulevard and its history of use and access.
 - Proponents stated that Lakeside Boulevard has never been used as a street, and the only access is through water, or Broadmoor's property. East of 37th Avenue East was vacated by State Department of Natural Resources roughly ten years ago. The arboretum lakeside trail project will make ADA compliance improvements to the bridge and trail, and street improvements to 37th Avenue East to create shoreline street end.
- Feels that as a private golf course Broadmoor should make a more substantial exchange with the city in return for the street vacation, rather than the exact square footage. Also feels that there should be some consideration of how golf courses pollute the exceptional wetlands nearby.
 - Proponents stated that although golf courses do not typically provide public benefit because there is only private access to the property, the green spaces provide an ecological benefit, and is a home for wildlife. Through this development, the wetland is buffered from public incursion.
- Is having difficulty evaluating the vacation because there is no presentation from the city about how these pieces of land would relate to a larger public benefit.
 - Proponents stated that the main issue is the variety of pieces of land and their historic uses. There is also a trail for use of city property connecting Foster Island to 37th Avenue East. Proponents stated that the City has historically used Broadmoor property, while the Broadmoor golf range has historically used the street right of way for the driving range
- Would like to know if there has been consideration of alternative designs to locate the tees for the driving range to the east, and driving westward, to allow the city to reclaim the property
 - Proponents stated that there was not enough room for this layout.
- Realizing that this proposed vacated area represents a highly valuable piece of property to the golf course, is not convinced that the trade of two smaller areas containing wetlands is a fair trade for the City and equal to the single, large piece of land for the golf course.
- Another minority of the Commission stated that they do not feel that an issue of fairness is a responsibility of the Design Commission to determine. Feels that the exchange is fair, and the City should actually have a means to appraise the land.
- Would like to know if the trail could be located elsewhere, without the use of this property and wonders if this proposed vacation would prevent the possibility of the construction of a previously proposed trail.
 - Proponents stated that the previous trail was not approved because of the disruption of the wetlands through construction. To construct a new trail, the wetlands regulations would have to change, or technology of construction improved.
- Feels that it is difficult to conclude deliberation without a representative from the Parks department, to determine whether or not this vacation makes sense.
 - Proponents stated that they did invite a representative from the Department of Parks and Recreation, but could be reschedule a presentation to the Commission when that representative is available.

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20 July 2000 Project: **Light Rail Review Panel**

Phase: Design Guidelines and Schematic Design Report

Presenter: Cheryl Sizov, Light Rail Review Panel

Time: .75 hour (SDC Ref. # 220 | DC00014)

Action: The Commission appreciates the briefing and offers their support and involvement in this process.

A representative from the Light Rail Review Panel (LRRP) presented a briefing of the Schematic Design Review for many of the light rail stations. At each meeting for each station, LRRP forms a formal recommendation. The panel has not yet reviewed the Northgate and Roosevelt stations. Additionally, the future changes to the downtown tunnel stations have not been reviewed. Some improvements that would be made in relation to these changes would include the metro bus shelter project, that may be reviewed by the Design Commission. The Beacon Hill station schematic review has been delayed, and there will not be station finishes above ground. The signage and Wayfinding projects should be reviewed soon also, but LRRP hopes to see that within the next month.

For the remaining projects, LRRP has completed schematic review, and recommended approval of the designs, except for McClellan station, and the MLK corridor. For the design development review phase, LRRP plans to review each station twice to cover the extensive details and street improvements. The Art program has been reviewed concurrent with the station design. The representative also mentioned the difficulty in the allocation of funds, noting the requirement for design at and below grade for some stations. At grade stations should benefit from some of the street improvement funds.

Key Commissioner Comments and Concerns

- Would like to know the consequences of the Light Rail Review Panel's (LRRP) recommendations and actions.
 - Representative stated that although LRRP is an *advisory* board, they have refused approval of the MLK Corridor and McClellan station. LRRP is a mechanism to get a response and facilitate actions and implementation.
- Would like to know if there is a mechanism for the panel to get a formal response to the recommendation. Thinks that there are follow-through or implementation gaps. Feels that the Design Commission could convey these recommendations to the City Council.
 - Representative stated that the panel is supposed to represent the three Commissions in one body. There is hesitancy to bring the stations separately to the Design Commission, which would suggest that LRRP is not working. The additional members of the Design Commission could become involved at the sixty percent stage in an active capacity, especially for key stations.
- Recognizes that there should be some consequences of the reviews, and feels that the status of LRRP should be elevated and supported, but the Design Commission does not have the full knowledge of the parameters.
 - Representative stated that, as a consequence of LRRP, the City has pulled together transportation, urban design, and economic development consultants to study the McClellan station.
- Hopes that the Director's Report could be a vehicle for the Design Commission, and feels that it could be a format to include concerns with which Sound Transit does not agree, and make Sound

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- Representative thinks that might already be a part of the Director's Rule, which is referenced in the land use code, and stated that LRRP would like to have a strategy for enforcement.